

## PLANNING COMMISSION AGENDA



DATE: TUESDAY, JUNE 7<sup>th</sup>, 2005

TIME: 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS,  
54111 BROUGHTON ROAD, MACOMB MI, 48042

Call Meeting to Order.






PLEDGE OF ALLEGIANCE.

1. Roll Call.
2. Approval of Agenda Items. (*With any corrections*)
3.  Approval of the May 17<sup>th</sup>, 2005 previous Meeting Minutes
4.  **CONSENT AGENDA ITEM:**
  - a. **Extension of Time; Temporary Ground Sign; Sycamore Estates Subdivision;** Located on the Southeast corner of Card Road and 22 Mile Road; Pulte Land Development, Petitioner. Permanent Parcel No. 08-26-100-001
  - b. **Extension of Time; Temporary Ground Sign; Strathmore Condominiums;** Located on the south side of 26 Mile Road, approximately 1/4 mile east of Luchtman Road. Pulte Land Company, LLC, Petitioner. Permanent Parcel No. 08-04-100-029
  - c. **Extension of Time; Temporary Ground Sign; Strathmore Subdivision;** Located on the east side of Luchtman Road, 1,079 feet South of 26 Mile Road. Pulte Land Development, Petitioner. Permanent Parcel No. 08-04-100-031
  - d. **Extension of Time; Temporary Ground Sign; Winding Creek Subdivision;** Located south of 26 Mile Road and ¼ mile west of Luchtman Road; Pulte Land Development, Petitioner. Permanent Parcel No. 08-05-200-002









4.  **CONSENT AGENDA ITEM:** *Continued*

- e. **Extension of Time; Tentative Preliminary Plat; Battaglia Subdivision;** Located on the east side of North Avenue approximately 1341.22 feet north of Hall Road; Lehner Associates, Inc., Petitioner. Permanent Parcel No. 08-36-303-024



**AGENDA ITEMS:**

- 5.  **Tentative Preliminary Plat (Revised); Wolverine Country Club Subdivision;** Located on the north side of 25 Mile Road, between Romeo Plank and Luchtman Roads; Wolverine 25 Mile LLC, Petitioner. Permanent Parcel No. 08-05-400-028.
- 6.  **Final Preliminary Plat; Wolverine Country Club Subdivision Phase I;** Located on the north side of 25 Mile Road, between Romeo Plank and Luchtman Roads; Wolverine 25 Mile LLC, Petitioner. Permanent Parcel No. 08-05-400-028.
- 7.  **Final Preliminary Plat; Wolverine Country Club Subdivision Phase II;** Located on the north side of 25 Mile Road, between Romeo Plank and Luchtman Roads; Wolverine 25 Mile LLC, Petitioner. Permanent Parcel No. 08-05-400-028.
- 8.  **Final Preliminary Plat; Wolverine Country Club Subdivision Phase III;** Located on the north side of 25 Mile Road, between Romeo Plank and Luchtman Roads; Wolverine 25 Mile LLC, Petitioner. Permanent Parcel No. 08-05-400-028.
- 9.  **Rezoning; Residential One Family Suburban (R-1-S) & Agricultural (AG) to Residential Multiple-Low Density (R-2-L);** Located on the southwest corner of 22 Mile Road and North Avenue. Schwark Investment Group, LLC, Petitioner. Permanent Parcel No. 08-26-200-011





**AGENDA ITEMS:** *Continued*

10.  **Rezoning; Residential One Family Suburban (R-1-S) and Agricultural (AG) to Commercial General (C-2) and Residential Multiple-Low Density (R-2-L);** Located on the northwest corner of 22 Mile Road and North Avenue. Sycamore Hollow, LLC, Petitioner. Permanent Parcel No. 08-23-451-002
11.  **Rezoning; Residential One Family Urban (R-1) and Residential One Family Suburban (R-1-S) to Community Facilities (CF);** Located on the east side of Romeo Plank Road 1,010 feet south of 21 Mile Road. Sarah E. Lee-Ellena, Petitioner. Permanent Parcel No. 08-33-102-003
12.  **Rezoning; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the southeast corner of 24 Mile and Garfield Roads. Michael Magnoli, Petitioner. Permanent Parcel No. 08-17-100-019
13.  **Tentative Preliminary Plat; Milano Industrial Subdivision # 3;** Located 1953 feet north of 23 Mile Road and approximately ½ mile east of Hayes Road. Leone Construction Company & Centro Milano Industrial Inc, Petitioner. Permanent Parcel No. 08-18-400-014
14.  **Tentative Preliminary Plat; West Park Estates;** Located on the north side of 25 Mile Road and approximately 974.80 feet east of Luchtman Road. Montana Homes, Inc., Petitioner. Permanent Parcel No. 08-04-300-005
15.  **Special Land Use and Revised Site Plan; BP Gas Station;** Located on the northeast corner of Hall Road and Hayes Road. Arthur Saco, Petitioner. Permanent Parcel No. 08-31-300-031
16.  **Ground Sign; Romeo Plank Crossing;** Located on the southeast corner of 23 Mile Road and Romeo Plank Road. Morelli Investments, LLC, Petitioner. Permanent Parcel No. 08-20-200-046
17.  **Technical Change; The Retreat;** Located on the northeast corner of 22 Mile Road and North Avenue; Lombardo North Avenue Properties, Petitioner. Permanent Parcel No. 08-24-300-014

**AGENDA ITEMS:** *Continued*

18.  **Site Plan; Heydenreich Retail Center Unit # 3 (Restaurant/Retail);** Located on the northeast corner of Hall Road and Heydenreich Road. Atlantis Development, Petitioner. Permanent Parcel No. 08-34-300-024.
19.  **Temporary Ground Sign; Northwood Farms Subdivision;** Located on the southwest corner of 24 Mile and Card Roads; Lorenzo Garrisi, Petitioner. Permanent Parcel No. 08-15-200-014.

**PLANNING CONSULTANTS COMMENTS:**

20.  Discussion regarding proposed amendments to the Master Plan addressing the residential density of sections 2 and 3 of the Township.
21.  **Re-Review of Revised Site Plan; Hall Road Office Buildings (Dr. Craig);** Located on the north side of Hall Road approximately ¼ mile west of Romeo Plank Road. Dr. Russell Craig, Petitioner. Permanent Parcel No. 08-32-400-013
22.  **Review of Revised Site Plan; McDonald's Restaurant;** Located on the north side of Hall Road approximately 1300 feet west of Romeo Plank Road; McDonald's Corporation, Petitioner. Permanent Parcel No. 08-32-400-015
23.  **Re-Review of Revised Site Plan / Special Land Use Permit, Regarding Site Lighting; Little Caesars at Mobil Mart;** Located on the southeast corner of 21 Mile and North Avenue; Eddie Jawad, Petitioner. Permanent Parcel No. 08-36-101-009.

**PLANNING COMMISSION COMMENTS:**

24. Motion to receive and file all correspondence in connection with this agenda.

**ADJOURNMENT:**

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Michael D. Koehs, CMC  
Macomb Township Clerk  
MDK/ gmb